



Higher Oakshott

HAWKLEY | LISS | GU33 6LR

Wilson | Hill

Master Bedroom with 2 En Suite Dressing Rooms (one of which is Bedroom 6) and Bathroom | 3 Double Bedrooms with En Suite Bath/Shower Rooms
Self Contained Guest Bedroom 5 with Bathroom | Outer Lobby | Entrance Hall | Vaulted Drawing Room with Dining Area & Galleried Study | Panelled Sitting Room
Kitchen/Breakfast Room | Boot Room | Utility Room | Cloakroom | Wine Store | Indoor Swimming Pool | Open Fronted Triple Garage
Greenhouse and Extensive Block of Outdoor Stores | Granary Garden Room
Landscaped Garden with inner Courtyard Garden, Croquet Lawn and HaHa, Overlooking Adjoining Pasture with Extensive Views in all about 17.70 acres (7.16 ha)
Solar Farm providing Index Linked Feed in Tariff Income | In the South Downs National Park



Potentially Available Separately:

- Further block of adjoining Farm/Woodland approaching 100.34 acres (40.6 ha) with Planning Permission for General Purpose Agricultural Storage Building of about 5,000 sq. ft (463.6 sqm)
- Pair of Agriculturally tied Cottages with Paddock 2.91 acres (1.17 ha).

Petersfield 5.2 miles, Alton 9.2 miles, Alresford 11.1 miles, Liphook 8.1 miles, Guildford 24.9 miles, Winchester 18.0 miles, Cowdray Polo 13.8 miles, A3 3.8 miles
Main line station with train services to London Waterloo in just over an hour at Petersfield and local station at Liss.





| The Property

Higher Oakshott is a remarkable land holding positioned just beyond the southern edge of the village of Hawkley set in 17.70 acres of land including pasture, a small ancient wooded hanger and part of a stream fed valley. The house is discreetly positioned off a meandering country lane with a private inner courtyard with lovely light aspects.

The house was built in 2002/3 on the footprint of a stable yard and is essentially single storey, planned to

take full advantage of the views over the farm and untouched rural landscape beyond. The building is set to a U shape with an impressive vaulted drawing room, with dining area suitable to seat up to fourteen people and galleried study over. The kitchen/breakfast room is a well planned and equipped, adjacent to a comfortable wood panelled sitting room, so perfect for family life when not formally entertaining, balanced by





a practical boot room, laundry and utility room for country living. The hall has an outer link from the drive and connects to a service passage to the indoor swimming pool, but also the garden. The bedrooms are arranged around the northern and western side of the courtyard forming four suites (all with bath or shower rooms) and a wonderful self-contained master bedroom with extensive fitted wardrobes and

cupboards in the dressing rooms and en suite bathroom. There is also a fifth guest bedroom with bathroom accessed from outside in the courtyard. Overall the house is very versatile, has a high level of bespoke oak joinery and fittings and is as well suited to formal entertaining, as everyday family life with lock up and leave convenience.





Location

Hawley is one of Hampshire's most unspoilt quintessential villages, almost where time has passed by, but the village is far from a 'time warp' with an active community, wonderful local walks, bridle paths and miles of single track country lanes to explore, set amongst beautiful undulating countryside including the Ashford Hangers Nature Reserve nearby. The village has the well regarded Hawley Inn together with a church, village hall (with Montessorri school) and cricket

ground with play area and tennis court. Petersfield with its comprehensive range of facilities including Waitrose, a regular farmers' market and main line station (4 trains an hour via the Portsmouth Harbour to London Waterloo service) is an easy drive or a more local station at Liss for commuting. Alton also lies within reach to the north. The A3 with trunk road connections is within 5 minutes' drive meaning the larger centres of Guildford, Portsmouth (with ferry





services) and Winchester via A31/A272 are within reasonable driving distance, as are the creeks and inlets of the South Coast. There are well regarded state and private schools within the region, including Bedales and Churcher's at Petersfield, Highfield at Liphook and The Alton School.

The village and surrounding farmland is part of an ancient landscape much unaltered over the centuries

and now in the heart of the South Downs National Park. The steep sided wooded hillsides are known as the "Hangers" and are largely beech woodland with some yew, ash and wild cherry on chalk which provide a habitat for many rare species.

Higher Oakshott is especially well positioned about half a mile out of the village in a small rural hamlet with exceptional views over this remarkable natural landscape.





I Outside

The garden has been especially well designed and established to provide structure, colour and several outdoor rooms with beautiful herbaceous borders. Mature hornbeam and clipped yew hedges provide shelter links to these various areas, with a paved terrace behind the drawing room and kitchen with lawn stretching seamlessly to the haha and pasture beyond. A lower area of croquet lawn is slightly sheltered and has a lovely Granary garden room overlooking it for lazy summer afternoons and sunset.

There are also two external dining areas. The drive swings in from the west of the house passing a Griffin Greenhouse into a walled courtyard parking area and the triple garage. For practical maintenance of the grounds there is an extensive range of outbuildings: one for farm machinery and lock up, one garden machinery, workshop, general store, two woodsheds and two more one used as a kennel. There is a 20,000 litre water tank potentially with its own supply.

Surrounding the garden and extending further north is lovely open pasture which leads into a small valley bordering the Oakshott stream and in the spring, a carpet of wild garlic providing an enchanting natural habitat with a steep sided ancient wooded slope. The pasture provides grazing for livestock or horses and has separate road access, well suited to anyone with equestrian or livestock interests with Cowdray Park Polo within easy reach at Midhurst.



Solar Farm

| Solar Energy

In 2012 our clients installed a discreetly located 50kw solar energy farm which we understand in 2020 generated 47,000 kWh. The Feed in Tariff arrangements and the sale of electricity generated a total income of £21,000 in 2020. This income is index-linked and free of all taxation.





The Farm and Cottages may be available separately

Over the 26 years the land to the east has been farmed by our client which includes an additional 100.34 acres of further valley areas with spring fed streams, ancient wooded hangers which have also formed the core in the past of a good small shoot. There are two public footpaths which cross through the middle and far end of the land both linking to Cheescombe Lane. There is a planning consent (ref: SDNP/16/06007/APNB) for a

5,000 sq. ft. general purpose agricultural storage building and the land has road access from the lane at various points and water is connected to selected parts of the pasture land. It is undoubtedly a very beautiful and natural landscape and land holding, in a unique corner of East Hampshire.

There are several high points to the land with further extensive views which attractively contrast with lower valley sections under the 'Hangers'.

The Oakshott stream meanders along the lower valley boundary to the north east providing a further contrasting natural habitat and a designated Site of Important Nature Conservation.

There is also a pair of 3 bedroom semi-detached farmworker cottages with paddock, currently let, subject to agricultural occupancy restrictions. The acreage is 2.91 of an acre (1.17 ha).

Agents Note:

- Farm Payments and Wayleaves: Our client is registered with the Rural Payments Agency. SBI number: 108604350. CPH Holding number: 15/222/0074. There are 97.41 acres (39.42 ha) of land registered, and entitlements to claim under the Basic Payments Scheme will be transferred with the land. The farm is in a Countryside Stewardship and Lowland Grazing Scheme (number 767038 which runs from 01.01.2020 till 31.12.2024. There are wayleaves on the property in respect of two poles and one substation all with SSE. The two poles are on land to be sold with the house. The substation is associated with the solar farm. Payments have been received by our clients for SSE poles on the land.
- For the solar farm the FIT agreement number is : FIT002797451. General Meter No: 11041622 Indexation of prices is based on the RPI and runs to August 2037.
- Current grazing agreement is with Hampshire Sheep and Farm Enterprises which runs until end September 2021.

Planning Consent Links:

- A General Purpose Agricultural Storage Barn planning reference: SDNP/16/06007/APNB

Approximate Area = 563.1 sq m / 6061 sq ft (Including Mezzanine, Swimming Pool & Granary)

Guest Bedroom = 25.3 sq m / 272 sq ft

Workshop & Various Stores = 126.2 sq m / 1358 sq ft

Total = 714.6 sq m / 7691 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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I Directions to GU33 6LR

From Petersfield follow the A3 north and just beyond Liss at the Ham Barn roundabout take the third exit signed to Liss B3006 (coming from London this is the first exit). Proceed into Liss and then turn right just after The Spread Eagle public house on to Hawkley Road. Follow this road for 1.5 miles and at the top of the hill turn left signed 'Village Centre and Upper Green' into Pockocks Lane. Pass the Hawkley Inn, carry on down the left side of the village green to the junction. Turn left and follow this lane out of the village and down the hill, at the bottom take first left hand turning signposted to Oakshott. Follow this lane and the drive to Higher Oakshott will be found on your left just before the Oast House (on the right).



Viewing strictly by appointment



Services: House – Metered mains water, mains electricity connected also to private Solar energy source. Two LPG gas boilers, which work in parallel, provide hot water and underfloor heating. Private drainage.

Council: East Hampshire District Council
www.easthants.gov.uk Tel: 01730 266551

Council Tax: Band H. EPC: B83.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated April 2021.

